

094.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

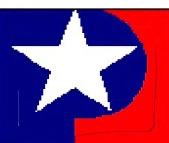
718,200 / 718,200

USE VALUE:

718,200 / 718,200

ASSESSED:

718,200 / 718,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		AERIAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPIRT VADIM & JENNA
Owner 2:	
Owner 3:	

Street 1: 16 AERIAL ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: THOMSON TY M & HEATHER A/TRS -

Owner 2: THOMSON FAMILY REVOCABLE TRUST -

Street 1: 16 AERIAL ST

Twn/City: ARLINGTON

St/Prov: MAC Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 9,700 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Aluminum Exterior and 1167 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9700.000	220,500		497,700	718,200		61168
							GIS Ref
							GIS Ref
							Insp Date
							09/27/18

 Total Card / Total Parcel
 718,200 / 718,200
 718,200 / 718,200
 718,200 / 718,200

Patriot
Properties Inc.

!7689!

PRINT

Date

Time

12/10/20

22:18:13

LAST REV

Date

Time

10/05/18

12:13:33

apro

7689

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THOMSON TY M &	64939-214		2/20/2015		527,000	No	No		
THOMSON M. TY,	62046-465		6/18/2013	Convenience		1	No	No	
COPITHORNE WILL	53584-117		9/25/2009		430,000	No	No		
BARNABY DOROTHY	49673-290		6/27/2007	Change>Sale	275,000	No	No		
BARNABY ROGER	26634-129		8/30/1996			No	No	F	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2012	674	Manual	3,544					INSULATION
8/26/2010	1049	Shed	1,600					10X12
11/28/2007	1087	Dormers	2,200	O		G9	GR FY09	small shed drmr fo
11/26/2007	1079	Redo Bat	15,500	C				windows/add second

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	MEAS&NOTICE	BS	Barbara S
3/25/2009	Inspected	163	PATRIOT
1/5/2009	Measured	336	PATRIOT
2/2/2000	Measured	197	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

Total AC/HA: 0.22268

Total SF/SM: 9700

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 497,700 Spl Credit: _____

Total: 497,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	15 - Old Style			Full Bath:	1	Rating:	Average																
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:																	
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																	
Foundation:	6 - Slab			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average																
Prime Wall:	3 - Aluminum			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	1 - Gable			OTHER FEATURES																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good																
Color:	WHITE			A Kits:		Rating:																	
View / Desir:				Frl:		Rating:																	
GENERAL INFORMATION				WSFlue:		Rating:																	
Grade:	C - Average			CONDOS INFORMATION																			
Year Blt:	1880	Eff Yr Blt:		Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct:	G12	Fact:	.	Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wall:	2 - Plaster			Functional:				Interior:		1	6	3											
Sec Int Wall:		%		Economic:				Additions:															
Partition:	T - Typical			Special:				Kitchen:															
Prim Floors:	3 - Hardwood			Override:				Baths:															
Sec Floors:		%		Total:	31	%		Plumbing:															
Bsmnt Flr:				CALC SUMMARY				Electric:															
Subfloor:				Basic \$ / SQ:	130.00			Heating:															
Bsmnt Gar:				Size Adj.:	1.35000002			General:															
Electric:	3 - Typical			Const Adj.:	0.98980004			COMPARABLE SALES															
Insulation:	2 - Typical			Adj \$ / SQ:	173.710			Rate	Parcel ID	Typ	Date	Sale Price											
Int vs Ext:				Other Features:	71000																		
Heat Fuel:	2 - Gas			Grade Factor:	1.00																		
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																		
# Heat Sys:	1			NBHD Mod:																			
% Heated:	100	% AC:		LUC Factor:	1.00																		
Solar HW:	NO	Central Vac:	NO	Adj Total:	319495																		
% Com Wall:		% Sprinkled:		Depreciation:	99044																		
				Depreciated Total:	220452																		
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:															
Make:																							
Model:								Serial #:															
SPEC FEATURES/YARD ITEMS				Year:																			
				Color:																			
				PARCEL ID				094-0-0001-0005.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
2	Frame Shed	D	Y		10X12	G	GD	2010		0.00	T	5.4	101										
More: N				Total Yard Items:				Total Special Features:				Total:											